

Approved: 3/17/2021

**Solana Community Association
Solana Courtyards Homeowners Association
Solana Estate Lots Homeowners Association
Minutes of the September 22, 2020 Special Business Meeting
Via Zoom App.**

Call to Order

The meeting was called to order at 6:06 PM

Roll Call

Members in attendance in person:

Joe Pancoast	Ross & Suzanne Richards
Michael & Dorothy Bertsch	Michael & Deslie Church
Pete Gravelle	Patrick Murphy (des. Proxy)
Mark & Collette Pekar	Lori & Les Zaviski
Mary Hartman	Roger Bast
Regina Rose	Diane Hall
Lori Moilanen	David & Karen Pease
Bruce Fryxell	Mark & Cindy Kady
Joe & Darlene Sylvia	David & Pamela Erickson
Ron & Renee Markley	Michael & Maureen Davis
Valorie Knieper	Chris Lewis & Steven Sharp
Sandra Reynolds	Lee Rome & Sherry Hansen
Beverly Weickert	Bruce Emery (Green Crow)
Joseph & Michelle Boska	

Members in attendance by proxy, only:

Richard & Shari Morrison	Mirto & Ludmila Capedar
Margaret & Harry Phillips	Rod Carriveau
Daryl & Vicki Ness	Jill Pedi
Bhaskar Sengupta & June Hampson	David & Christina Bruneau
Steve Laible & Chris Standage	David & Debra Byer
Gary & Bobbi Goff	Joseph & Waltraub Straub
Gail & Jim Miller	Robert & Sally Mowbray
Michael Subert & Patricia Starr	Alice Cherny & Theresa Finnen
Angela & Trevor Carley	Keith Leonard & Carrie Crawford

There being 79 of 88 possible votes (89.8%) present for the Courtyards, 130 of 154 possible votes (84.4%) present for the Estate Lots, and a total of 209 of 242 possible votes (86.4%) present for the Community Association, a quorum

was present for all three Associations allowing for the conduct of business. Note: Some participants submitted timely proxy's and also attended in person. Only their in-person attendance and related votes were counted for the purposes of the record.

Proof of Notice of Meeting

The Secretary provided an Affidavit of Mailing of the notice of the meeting, which correctly stated the date, time and location of the meeting, and included a list of all recipients of the notice—thereby verifying that notice had been given in accordance with the CC&Rs and State Law.

Adoption of Minutes

The combined membership considered the draft Minutes of the March 3, 2020 Annual Meeting. Following discussion, it was moved and seconded to approve the minutes as presented, which passed unanimously.

Officers' Reports

No committee or officer reports.

Old Business

No old business.

New Business

Vote on ratification of the 2020 Supplemental Budget. The Secretary provided explanation of the 2020 Supplemental Budget, which was approved by the combined Boards of Directors on August 27, 2020. A correction was noted on Sheet 2, Cell E-16, but it was also noted the correction was only for informational purposes and had no impact on the budgeted amounts or resulting assessments.

The need for the supplemental budget was explained—resulting primarily from the early (unplanned) retirement of Jerry Chappell, the long-time Solana Grounds Keeper. Seeking professional service providers to handle landscape maintenance, pool maintenance and reporting, and Clubhouse maintenance issues all required costs beyond the scope of the initial 2020 Budget. Additionally, Najera landscape Maintenance, after having agreed to terms at the beginning of July, sought to renegotiate compensation in early August after having discovered the task of landscape maintenance at Solana was more challenging than expected. Excessive debris entering the irrigation system also contributed to the need for the installation of a new filtration system and system over-haul to remove the debris and repair damaged parts.

The result of all these factors was that costs for the remainder of the budget cycle would exceed revenues by \$24,835. Making the cost increases even more challenging is the fact that they will have been incurred over a three-quarter period while the response proposed in the approved Supplemental Budget will only have two quarters in which to provide adequate revenue in response. The budget increase is only expected to last for the remaining two

quarters in the Budget cycle. And while future (2021) costs are not yet fully known, a reduction in costs, and assessments, are expected in 2021.

Questions were raised as to the Declarant’s role/responsibilities with respect to some of the cost items—in particular, the irrigation system needs. The secretary responded, indicating the System is an HOA facility, and while the Declarant has added new service connections to the facility, the problems experienced would have occurred regardless of whether the new homes were built or not. The Declarant did contribute 50% of the costs of the new irrigation filtration system and is open to discussions on matters of cost-sharing equity with the Associations.

The question was raised whether Najera Landscape Maintenance was obligated under the contract to continue services under the originally agreed-to amount. Ross Richards responded that they were not obligated as both parties were entitled to discontinuing the contract at any point. It was also questioned whether specific items within the budget could be separated out for a line-item vote. The response is that the budget was approved by the Board in its entirety and rules concerning ratification do not appear to offer the flexibility to vote only on specific elements of the Budget, merely whether the budget in its entirety should be supported or not.

Following discussion, the Secretary asked if there was any opposition to conducting a roll call vote on ratification of the Supplemental Budget. There was no opposition and the vote was conducted. The results of the vote were as follows:

Solana Associations, Vote on Ratification of 2020 Supplemental Budget						
	Estate Lots		Courtyards		Community	
	Percent		Percent		Percent	
	Number of Total		Number of Total		Number of Total	
Votes Opposed	0	0%	19	22%	19	8%
Votes in Favor	130	84%	60	68%	190	79%
Total Votes Possible	154		88		242	

With the lack of an opposing vote of at least 50%, the 2020 Supplemental Budget was ratified for each of the Solana Associations.

Non-Agenda Items and Discussion

Concerns were expressed whether some of the street trees would survive, having been impacted by problems related to the irrigation system. One owner who had observed the trees closely felt that most would likely survive, but there may be need to replace a few. Patrick Murphy, Proxy for David & Rosanne Murphy, offered his assistance with the drafting of future contracts for service providers. Given the comments and emotions of several Courtyard residents

concerning the Supplemental Budget, members were encouraged to join the Courtyards Board of Directors, which happens to have a current vacancy.

Special recognition was given to Joe Pancoast, Ross Richards, Mary Hartman, Mark Kady and Joe Boska for their efforts at organizing the work on the irrigation system, landscape maintenance services and maintenance work concerning the Clubhouse. The "Court Captains" within the Courtyards were also recognized for their volunteer work. Lastly, subsidence occurring in the roadway at Hawthorn Court was brought to the attention of the Board.

Adjournment

The meeting was adjourned at 7:33 PM.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Bruce W. Emery". The signature is written in a cursive, flowing style.

Bruce Emery, Solana Secretary